

1 Joel E. Tasca
 2 Nevada Bar No. 14124
 Madeleine Coles
 3 Nevada Bar No. 16216
 BALLARD SPAHR LLP
 4 1980 Festival Plaza Drive, Suite 900
 Las Vegas, Nevada 89135
 5 Telephone: (702) 471-7000
 Facsimile: (702) 471-7070
 6 tasca@ballardspahr.com
 colesm@ballardspahr.com

7 *Attorneys for Defendants Specialized*
 8 *Loan Servicing, LLC, Mortgage*
Electronic Registration Systems, Inc.
 9 *& Federal National Mortgage*
Association d/b/a Fannie Mae

10
 11 UNITED STATES DISTRICT COURT

12 DISTRICT OF NEVADA

13 BLAINE YAMAMOTO, an individual

14 Plaintiff,

15 v.

16 HOMEOWNERS FINANCIAL GROUP
 USA, LLC an Arizona limited liability
 17 company; JULINE CHUTUK, an individual;
 BRIAN ESPOSITO, an individual; GEICO
 18 INSURANCE AGENCY, LLC, a foreign
 limited liability company; SPECIALIZED
 19 LOAN SERVICING, LLC, a foreign limited
 liability company; MORTGAGE
 20 ELECTRONIC REGISTRATION SYSTEMS,
 INC., a Delaware corporation; FEDERAL
 21 NATIONAL MORTGAGE ASSOCIATION
 d/b/a FANNIE MAE, a corporation chartered
 22 by the U.S. Congress; DOES 1-10, inclusive;
 ROE ENTITIES 1-10, inclusive,

23 Defendants.
 24

CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND ORDER TO
 EXTEND TIME FOR DEFENDANTS
 SPECIALIZED LOAN SERVICING,
 LLC, MORTGAGE ELECTRONIC
 REGISTRATION SYSTEMS, INC.
 AND FEDERAL NATIONAL
 MORTGAGE ASSOCIATION TO
 RESPOND TO PLAINTIFF'S
 COMPLAINT**

(First Request)

25 Plaintiff Blaine Yamamoto ("Plaintiff") filed his Complaint in the Eighth
 26 Judicial District Court of Clark County, Nevada on June 27, 2023. Defendants
 27 Mortgage Electronic Registration Systems, Inc. ("MERS") and Federal National
 28

BALLARD SPAHR LLP
 1980 FESTIVAL PLAZA DRIVE, SUITE 900
 LAS VEGAS, NEVADA 89135
 (702) 471-7000 FAX (702) 471-7070

1 Mortgage Association d/b/a Fannie Mae (“Fannie Mae”) received service on June 30,
2 2023, and Defendant Specialized Loan Servicing, LLC (“SLS”) (collectively,
3 “Defendants”) received service on July 6, 2023. Thus, MERS and Fannie Mae’s
4 responses were due on July 21, 2023, and SLS’s response due July 27, 2023.

5 On July 18, 2023, counsel for Plaintiff and counsel for Defendants stipulated to
6 an extension of time for Defendants to respond to Plaintiff’s Complaint. The state
7 court entered an order granting the extension on July 21, 2023. However, on July 20,
8 2023, Defendant Geico Insurance Agency, LLC (“Geico”) removed the case to this court.

9 Therefore, pursuant to this Court’s minute order dated July 21, 2023, and LR
10 81-1, counsel for Plaintiff and counsel for Defendants agree that MERS, Fannie Mae,
11 and SLS shall have up to and including September 1, 2023, to answer or otherwise
12 respond to Plaintiff’s Complaint.

13 Extension of the deadline for MERS and Fannie Mae to respond to Plaintiff’s
14 Complaint is warranted under LR IA 6-1 because MERS and Fannie Mae timely
15 requested an extension from the state court prior to removal.

16 The requested extension will provide the parties time to investigate Plaintiff’s
17 allegations and discuss potential resolution. Further, pursuant to this Court’s Order
18 to Show Cause entered July 24, 2023, Geico has until August 25, 2023, to show cause
19 why this case should not be remanded to state court. This extension will preserve the
20 parties’ time and resources by ensuring any response is filed in the correct action.

1 DATED this 27 day of July, 2023.

2 BALLARD SPAHR LLP

ARMAND LAW GROUP

3 By: /s/ Madeleine Coles

By: /s/ Armand Fried

4 Joel E. Tasca
Nevada Bar No. 14124
5 Madeleine Coles
Nevada Bar No. 16216
6 1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135

Armand Fried
Nevada Bar No. 10590
8668 Spring Mountain Road, #110
Las Vegas, Nevada 89117
(702) 781-1999
armandfried@msn.com

7 *Attorneys for Defendant Specialized*
8 *Loan Servicing, LLC, Mortgage*
9 *Electronic Registration Systems, Inc. &*
10 *Federal National Mortgage Association*
11 *d/b/a Fannie Mae*

Attorneys for Plaintiff

12 **ORDER**

13 IT IS SO ORDERED:

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16 UNITED STATES MAGISTRATE JUDGE

17 DATED: July 28, 2023
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LAS VEGAS, NEVADA 89135
(702) 471-7000 FAX (702) 471-7070